Parking a Manufactured Home in Jones County

Four zoning districts in the Unincorporated Area of Jones County permit manufactured homes (Ag-1, R-R, R-MH, C-1), and only one zone within the City of Gray permits them (R-3)*. The Planning & Zoning Office has the only official zoning maps in the County. There are also lot size minimums which vary by zone. For these reasons, call us first. We will give you the zoning and lot requirements for the parcel you’re considering. Once these are met, the permit may be applied for.

We will need the following documents at the time the application is made:

For a new MH:

___ Copy of MSO or title of home.
___ Receipt for connection to public water (County 743-3211, City 986-5433) or well permit (from the Jones County Health Department 986-3164).
___ Septic tank permit (from Jones County Health Department), or sewer tap fee receipt (City Hall).
___ Copy of approved driveway permit for lots in the county and for city lots if they are on county maintained roads. Obtain permit at the Government Center Information Desk. (Call 986-8263.)
___ Copy of Plat or Survey (only if requested by P & Z).
___ Completed affidavits from the mobile home mover and all electrical, plumbing, and mechanical subcontractors. If their state licenses are not on file with us, we need copies of their licenses.
___ Site plan showing location of proposed home, and distances from property lines.

For a used MH:

___ All of the above, plus:
___ $750.00 letter of credit from a bank or $750.00 cash deposit (refunded when C.O. is issued),
___ Enough photos of the inside/outside of the home so that we will understand its condition,
___ A signed affidavit affirming that the used MH is in compliance with Jones County Code.

To park in a mobile home park, you will not need documentation for water, sewer, or driveway.

When you apply for your permit you will also need to know: name of manufacturer, year of manufacture, serial number, length & width or square footage, color, roof type (shingle or metal), and type of underpinning you plan to use.**

Permit fees are calculated at $.15 per square foot, not including tongue. ($100.00 minimum fee)

*Double-wides and single-wides are permitted in the R-MH zone, and in all mobile home parks. In the Ag-1 and C-1 zones, double-wides are permitted. In the Ag-1 zone, the Board of Commissioners may be petitioned to allow a single-wide as a Conditional Use. In the R-R, and R-3 City zones, only double-wides are permitted.

** Homes parked in the R-R zone and R-3 City zone must have masonry underpinning. In Ag-1 and R-MH zones any type of approved underpinning is acceptable. Homes parked in mobile home parks are not required by Jones County to have underpinning.